



Rebecca Guerrero, County Clerk
Travis County, Texas

Aug 31, 2022 11:48 AM Fee: \$38.00

2022146616

Electronically Recorded

STATE OF TEXAS

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COUNTY OF TRAVIS

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR SHADOWGLEN RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: SHADOWGLEN RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC.
2. Name of project or subdivision: ShadowGlen
3. Recording data for subdivision (Plat recording information for land subject to the deed restrictions): SEE EXHIBIT A.
4. Recording data for the declaration and any/all amendments: SEE EXHIBIT A.
5. Contact information for association's managing agent:

Name: Capital Consultant Management Company (CCMC)
Mailing address: 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024
Phone number: (469) 246-3500
Email address: ccmctx@ccmcnet.com

6. Association website (if Association contains 60 or more lots or is professionally managed): <https://townsq.io/>
7. Amount and description of all fees or charges by the association relating to a property transfer:

Regular Assessment	prorated	
Resale Transfer Fee:	\$375.00 (owner to owner sale); \$375 (builder to owner sale);	
	\$50 (developer to builder sale.)	
Resale Certificate Update:	\$75.00	
Rush Fee for Resale:	\$100.00	Homewisedocs: \$18.00
Entry Fee (capitalization fee):	\$800.00	Lender Questionnaire: \$200.00
Lender Questionnaire (custom):	\$300.00	Refinance/ Lien Estoppel: \$200.00

Please plan ahead when ordering a resale certificate or update, by law the association has 10 business days to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information and it takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

SHADOWGLEN RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC.

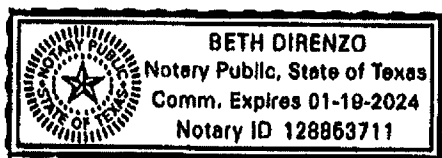
By *Andy Babbitt*
 Printed name Andy Babbitt
 Title: Officer OR Managing agent (circle one)
 Date 8/30/2022

STATE OF TEXAS

COUNTY OF Collin

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This instrument was acknowledged before me on August 30,
 2022 by Andy Babbitt in the above stated capacity.



Notary signature *Beth DiRenzo*
 Notary Public for the State of Texas
 Printed name of notary Beth DiRenzo
 My commission expires 01/19/2024

After recording, please return to:

Niemann & Heyer LLP
 1122 Colorado, Suite 313
 Austin, TX 78701

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EXHIBIT A

1. The following Declaration of Covenants, Conditions and Restrictions recorded in Document No. 2003066592, and the in the Official Public Records Travis County, Texas
2. Notice of Dedicatory Instruments recorded in:

Section	Document Number (all in the Official Public Records of Travis County, Texas)
Phase One, Sections 1A, 2A, 3A, and 4A	200300126
Phase One, Section 1B	200400068
Phase One, Section 1C	201200084
Phase One, Section 2B	200400069
Phase One, Section 3B	200300346
Phase One, Section 4B	200300345
Phase One, Section 5	200400310
Phase One, Section 6	200400311
Phase One, Section 7	200500081
Phase One, Section 8	200400312
Phase One, Section 9	200800006 and 201800227
Phase One, Section 10	200600387
Phase One, Section 11	202000052
Phase One, Sections 12 and 13	200700250
Phase One, Lexington Street	200800007
Phase One, Lexington Street Segment B	201900045
Phase Two, Section 14A	200600331
Phase Two, Section 14B, Phase 1	201500099
Phase Two, Section 14B, Phase 2	201500234
Phase Two, Section 15A	200600181
Phase Two, Section 15B	200600332
Phase Two, Section 16	201700202
Phase Two, Section 17	201900191
Phase Two, Section 19A	201600301
Phase Two, Section 19B	201800190
Phase Two, Section 24A	201900015
Phase Two, Section 24B	201900016
Phase Two, Misty Grove Boulevard and Silent Falls	201900212
Phase Two, ShadowGlen Trace	200600386
Phase Two, Section 22	202100180
Phase Two, Section 23A	202100179
Phase Two, Section 28	202100181
Phase Two, Sections 25-26	202100182
Phase Two, Sections 27A-27B	202100183
Phase Two, Misty Grove Boulevard and Silent Falls Way	201900212
ShadowGlenBoulevard	200300124

of the Official Public Records Travis County, Texas

3. The following amendment(s), if any, to the Declaration of Covenants, Conditions and Restrictions recorded as Document Nos. 2003201024, 2004017080, 2004028242, 2004120275, 2005004781, 2005160423, 2006151730, 2007009170, 2008176600, 2009043471, 20100333521, and 2019117011, all in the Official

Public Records of Travis County, Texas (cumulatively, together with any amendments or supplements thereto, the "Declaration").